

016.0

0002

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

730,700 / 730,700

USE VALUE:

730,700 / 730,700

ASSESSED:

730,700 / 730,700


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
79		MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BENSON MARION S	
Owner 2:	
Owner 3:	

Street 1: 3 BARTLETT AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5450	Sq. Ft.	Site			0	80.	1.07	1									466,799						466,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5450.000	260,600	3,300	466,800	730,700		11347
							GIS Ref
							GIS Ref
							Insp Date
							05/04/09

Source:	Market Adj Cost	Total Value per SQ unit /Card:	511.69	/Parcel: 511.69	Entered Lot Size
					Total Land:
					Land Unit Type:

05/04/09

!1381!

USER DEFINED

Prior Id # 1: 11347

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCARTHY MARY/E	25369-236		5/26/1995		222,000	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/24/2003	817	Re-Roof	5,200						5/4/2009	Measured	372	PATRIOT
									9/28/1999	Mailer Sent		
									9/28/1999	Measured	267	PATRIOT
									10/1/1981		MS	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	blue	
View / Desir:		

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1937
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

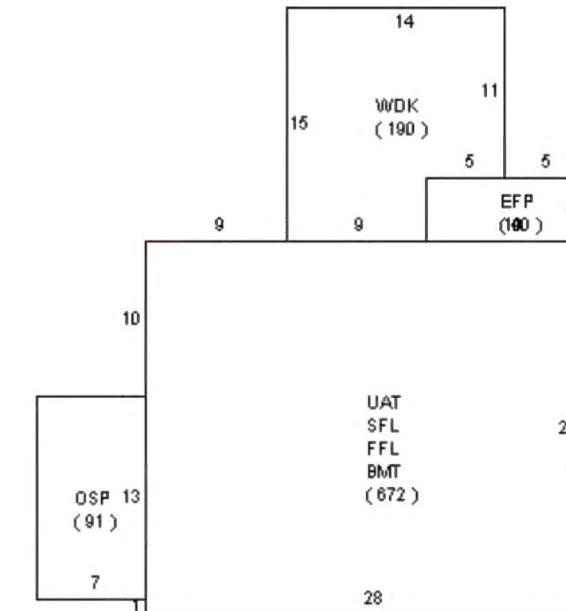
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1937	27.63	T	40	101			3,300			3,300

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

RESIDENTIAL GRID

SKETCH**OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	2	Rating: Average
WSFlue:		Rating:

CONDOS INFORMATION

Location:	
Total Units:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

DEPRECIATION

Phys Cond:	AV - Average	31%
Functional:		%
Economic:		%
Special:		%
Override:		%

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj \$ / SQ:	175.048
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	377718
Depreciation:	117092
Depreciated Total:	260625

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val

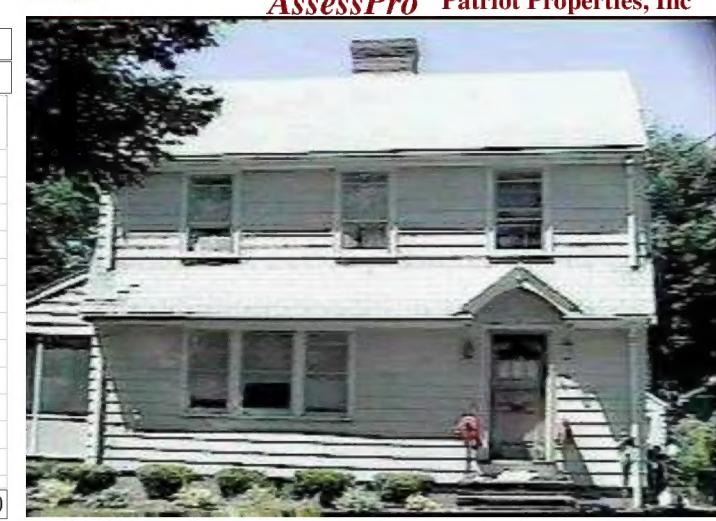
Juris. Factor:		Before Depr:	175.05
Special Features:	0	Val/Su Net:	104.03
Final Total:	260600	Val/Su SzAd:	193.90

PARCEL ID

016-0-0002-0005.0

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	672	52.510	35,290	UAT	100	FLA	50	A	
FFL	First Floor	672	175.050	117,632						
SFL	Second Floor	672	175.050	117,632						
WDK	Deck	190	11.230	2,134						
UAT	Upper Attic	168	96.280	16,174						
OSP	Screen Porch	91	38.000	3,458						
EFP	Enclos Porch	40	72.410	2,897						
	Net Sketched Area:	2,505		Total: 295,217						
	Size Ad	1344	Gross Area	3009	FinArea	1428				

IMAGE

AssessPro Patriot Properties, Inc